



Graham Avenue, Portslade, East Sussex BN41 2WN
Offers In Excess Of £300,000 Freehold



- Three Bedrooms
- 21 ft Lounge
- Kitchen
- Bathroom
- Cloakroom
- South Facing Garden
- Needs Updating

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

LAUNCH DAY THURSDAY 2 FEBRUARY PLEASE CONTACT US TO ARRANGE A VIEWING SLOT.

This terraced house in a great location is close to local shops and schools. It needs updating throughout and is priced to reflect this. THREE BEDROOMS, Kitchen, 21 FT LOUNGE, bathroom, ground floor cloakroom, upvc double glazing, gas central heating, SOUTH FACING GARDEN, chain free.

ENTRANCE HALL

stairs to the first floor, radiator, understairs storage cupboard

LOUNGE

21'4 x 11' (6.50m x 3.35m)

radiator, two wall light points, dual aspect upvc double glazed window and sliding upvc double glazed patio doors to the garden

KITCHEN

10'1 x 10'9 (3.07m x 3.28m)

comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, appliance spaces, upvc double glazed window, frosted upvc double glazed door to the garden

FIRST FLOOR LANDING

via a turned staircase, loft access, doors to

BEDROOM ONE

13'9" x 11" (4.19m x 3.35m)

radiator, built in double wardrobe with cupboard over, upvc double glazed window

BEDROOM TWO

10'2 x 10' (3.10m x 3.05m)

radiator, built in wardrobe, upvc double glazed window

BEDROOM THREE

11'1 x 7'2 (3.38m x 2.18m)

radiator, built in wardrobe, upvc double glazed window

BATHROOM

comprising of a panelled bath, wash hand basin, low level wc, radiator, part tiled walls, frosted upvc double glazed window

SOUTH FACING REAR GARDEN

patio area adjacent to the house, area of lawn, screened by panel fencing and partly walled, rear access gate

FRONT GARDEN

open plan, laid to lawn

THE LOCATION

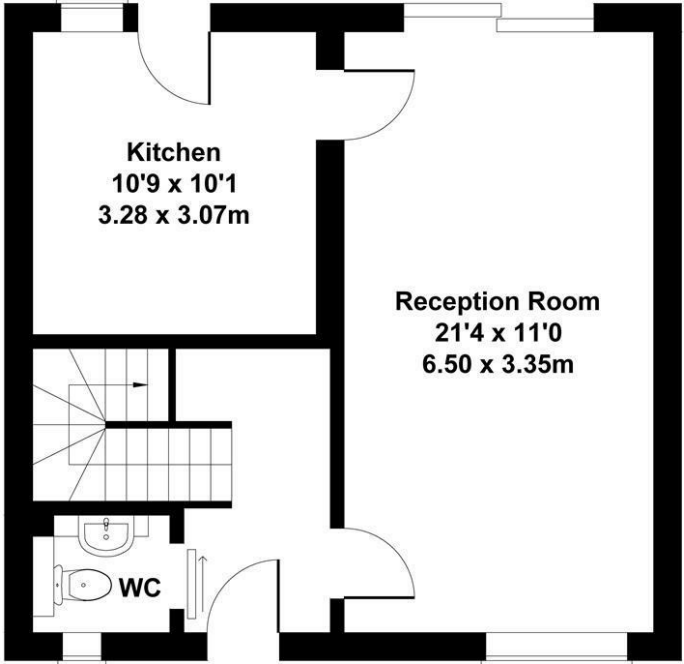
This property is very well located for the local shops and amenities and the schools and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Council Tax Band C

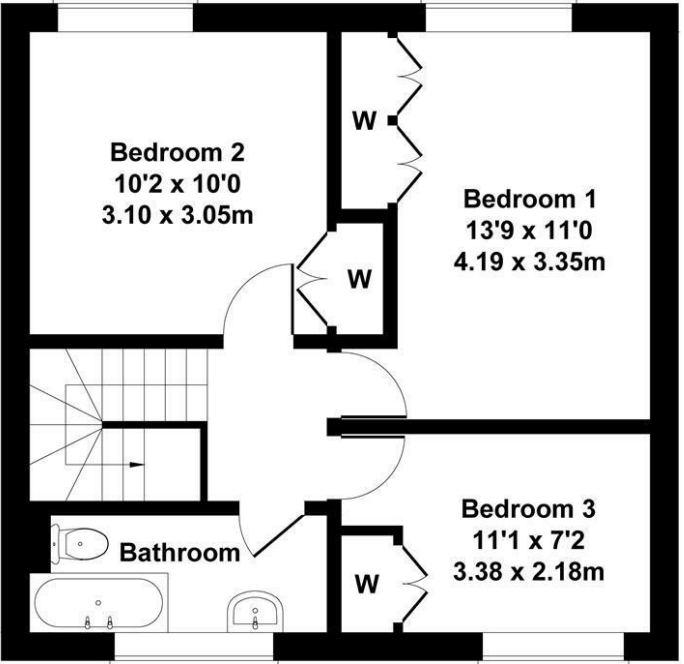


Graham Avenue, Portslade

Approximate Gross Internal Area
942 sq ft - 88 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.